ORDINANCE NO. 97-51

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE TEXT OF THE **HOUSING AND LAND USE ELEMENTS** (TO REVISE TEXT BASED ON THE FINDINGS OF THE PALM BEACH COUNTY 1996 EVALUATION AND APPRAISAL REPORT); AND AMENDING ALL ELEMENTS AS NECESSARY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17; and

WHEREAS, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners have initiated amendments to several elements of the Comprehensive Plan in order to promote the health, safety and welfare of the public of Palm Beach County; and

WHEREAS, the Palm Beach County Local Planning Agency conducted a public hearing on May 23, June 13, June 20, and October 24, 1997, to review the proposed amendments to the Palm Beach County Comprehensive Plan and made recommendations regarding the proposed amendments to the Palm Beach County Board of County Commissioners pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners, as the governing body of Palm Beach County, conducted a public hearing pursuant to Chapter 163, Part II, Florida Statutes, on July 21, 1997, to review the recommendations of the Local Planning Agency, whereupon the Board of County Commissioners authorized

transmittal of proposed amendments to the Department of Community Affairs for review and comment pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, Palm Beach County received on October 20, 1997, the Department of Community Affairs "Objections, Recommendations, and Comments Report," dated October 16, 1997, which was the Department's written review of the proposed Comprehensive Plan amendments; and

WHEREAS, on November 17, 1997, the Palm Beach County Board of County Commissioners held a public hearing to review the written comments submitted by the Department of Community Affairs and to consider adoption of the amendments; and

WHEREAS, the Palm Beach County Board of County Commissioners has determined that the amendments as modified satisfy the concerns addressed in the Department of Community Affairs' "Objections, Recommendations and Comments Report" and comply with all requirements of the Local Government Comprehensive Planning and Land Development Regulations Act.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Part I. Amendments to the 1989 Comprehensive Plan

Amendments based on the findings of the 1996 Palm Beach County Comprehensive Plan Evaluation and Appraisal Report to the following Elements of the 1989 Comprehensive Plan are hereby adopted and are attached to this Ordinance as the following Exhibits:

A. Housing Elements; to revise and update; and

B. Land Use; to revise and update.

ORDINANCE NO. 97-51

Part II. Repeal of Laws in Conflict

All local laws and ordinances applying to the unincorporated area of Palm Beach County in conflict with any provision of this ordinance are hereby repealed to the extent of such conflict.

Part III. Severability

If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by the Court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

Part IV. Inclusion in the 1989 Comprehensive Plan

The provision of this Ordinance shall become and be made a part of the 1989 Palm Beach County Comprehensive Plan. The Sections of the Ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

Part V. Effective Date

The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution

affirming its effective status, a copy of which resolutions shall be sent to the Department of Community Affairs, Bureau of Local Planning, 2740 Centerview Drive, Tallahassee, Florida 32399-2100.

APPROVED AND ADOPTED by the Board of County Commissioners of Palm Beach County, on the 17 day of November, 1997.

ATTEST:
DOROTHY H. WILKEN, Clerk

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY COMMISSIONERS

By Joan Haverly
Deputy Clerk

By
Chair

CLERK BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

COUNTY ATTORNEY

Filed with the Department of State on the 21 day of November, 1997.

G:\COMMON\WPDATA\LANDUSE\RBANKS\97-2\EAR_HOUS.ORD

ORDINANCE NO. 97-51

A. **Housing Element** EAR Based revisions, additions, and deletions.

1. REVISED INTRODUCTION

A. Purpose

The purpose of the Housing Element is to: 1) identify existing and projected deficits in the supply of housing to meet the needs of the County's population, particularly the very low and low income families; 2) analyze housing trends and the causes, scope and nature of any housing problems, 3) develop appropriate plans, programs and policies to bring about the accomplishment of the necessary housing, whether through private-sector efforts, non-profit, public/private partnerships or the public sector, and 4) to guide and coordinate all housing activities to eliminate duplications and increase efficiency of the housing delivery system.

~~This Housing Element is based on the Housing Element of the 1980 Palm Beach County Comprehensive Plan, the 1985 "Evaluation and Appraisal Report" of the Housing Element, and the 1986 Palm Beach County Affordable Housing Task Force. The Element is designed to meet the needs of the County, as well as the requirements of Chapter 163, F.S., and Rule 9J-5.010, F.A.C.~~

~~As a result of rapid population growth, housing development in Palm Beach County is booming. Palm Beach County's annual growth rate has averaged 4.6 percent between 1980 and 1987, compared to the nation's annual growth rate of approximately one percent. This increase in population can be directly translated into an increased need for housing. Between 1980 and the third quarter of 1987, an estimated 126,172 housing units of various types were constructed in Palm Beach County. Of this total, approximately 88,700 units or 70 percent were constructed in the unincorporated portion of the County.~~

The Housing Element of the Comprehensive Plan has several characteristics that distinguish it from other Plan elements. First, housing is primarily provided by the private sector, and market demand largely dictates the type and location of housing projects. The County's development regulations (e.g., Zoning and Building Codes) only guide the private sector in the development and construction of housing. Second, because housing is an essential human need, the public sector has the responsibility to ensure adequate, safe housing, especially for low, and very low income families, elderly and other disadvantaged groups. Third, the primary criterion for those seeking housing is not local jurisdiction except for those families who can afford to choose a specific location. Factors determining housing selection include personal choice, financial limitation, value, safety and rent.

~~The data presented in this Element are from all of Palm Beach County unless otherwise noted. As per Rule 9J-5, F.A.C., the inventory of housing characteristics was based on the 1980 United States Census of Population and Housing. The main source of 1980 Census data for the unincorporated portion of Palm Beach County was the Census Data Service of Florida State University. Data for the unincorporated area of the County were derived from the 1980 Countywide U.S. Census of Population and Housing. This accounts for the slight difference between the figures in various tables. Also, when Census data were based on a sample, not a total count, there is a slight difference in the number. Due to the rapid growth in Palm Beach County, most of the 1980 Census data are outdated. More current sources of data were used whenever available. Unfortunately, there is not a good data base for housing information; thus, one of the major recommendations of the Housing Element is establishing and maintaining an ongoing housing data base in the County. The following description of the problems regarding housing by the Palm Beach County Affordable Housing Task Force confirms the findings of all housing agencies throughout the County.~~

~~"Over the years, the price of housing has increased, much to the detriment of Palm Beach County's very low and low income households. As these two groups are the most affected by price changes, they are being priced out of the housing market. They have responded by "pooling" their resources to crowd together into one housing unit, by living in smaller, less expensive housing units, by paying a higher percentage of income to afford adequate housing, and by moving into badly deteriorated housing which may be detrimental to the occupant's health and safety. At least one or more of these indicators of need are found in most areas of the County.~~

ORDINANCE NO. 97-51

~~The three major suppliers of lower income housing within the County, the Public Housing Authorities, Housing Finance Authority, and small private developers, have not been able to keep up with the demand for affordable housing. Based on projections of very low and low income households forming in the County, an average of 6,000 affordable new housing units per year Countywide, will be needed to satisfy the demand over the next ten years. Unless addressed in the near future, the problems of overcrowded, deteriorated, and unaffordable housing will increase, particularly as Federal Government assistance to those less fortunate decreases."~~

B. Assessment and Conclusions

Two types of housing issues being addressed in the Element, affordable housing and housing for "special needs" populations.

The Florida Department of Community Affairs, Affordable Housing Needs Assessment for unincorporated Palm Beach County projects a housing need of 131,118 affordable owner-occupied units and 28,376 affordable renter-occupied units by the year 2010. These units reflect the demand above and beyond the current housing supply.

The County's affordable housing activities need to be focused on directing programs and activities to ensure that supply is provided to meet demand, and maintaining the existing housing units through policies to eliminate substandard housing and to provide for relocation.

Geographic dispersal must also be addressed in order to avoid the concentration of affordable housing in specific areas of the County, and at the same time consideration must also be given to the availability of public services and employment opportunities when locating affordable housing.

The housing needs of special needs populations, including rural and farmworker households, goes beyond the issue of affordability. The creation or preservation of adequate housing to meet specific special needs must be addressed, whether it be for foster care, group homes, farmworkers or other special needs.

The 1996 EAR found a lack of organized data to be a hindrance which did not allow for a full assessment of housing conditions, and preventing a comprehensive ongoing assessment of progress made through the County's programs and other public and private sector efforts. Plan policies need to identify an implementing agency to ensure data is gathered and the progress of programs is evaluated.

~~B~~ C. Definitions

1. **"Persons who have special housing needs"** means persons who have incomes not exceeding moderate-income and who because of particular social, economic, or health related circumstances have greater difficultly acquiring or maintaining affordable housing. Such persons may, for example, encounter resistance to their residing in particular communities, increased housing cost resulting from unique needs and high risk of institutionalization. As set out in the State of Florida Comprehensive Housing Affordability Strategy (1991) these individuals include: persons with developmental disabilities; persons with mental illness/chemical dependancy; persons with AIDS and HIV disease; runaway and abandoned youth; single-parent families; public assistance recipients; migrant and seasonal farmworkers; refugees and entrants; and the elderly and disabled adults.

ORDINANCE NO. 97-51

GOAL, OBJECTIVES AND POLICIES

It is the **GOAL** of Palm Beach County to facilitate the provision of an adequate supply of safe, sanitary and affordable housing to meet the needs of the County's residents, with special attention to the needs of very low, and low income households in addition to special populations.

2. DELETE ~~OBJECTIVE 1 Implementation~~

~~Upon adoption of the Comprehensive Plan, all public and private activities concerning the location and development of housing shall be consistent with the Goal, Objectives and Policies of this Element. Since housing needs are not limited to the unincorporated areas of the County, the County shall actively coordinate with the municipalities to assure a reasonable and fair distribution of the needed housing units.~~

3. REVISE OBJECTIVE ~~2~~1.1 Provision of Affordable Housing

~~The County's Affordable Housing Task Force Report projects a shortage of 6,000 new units annually, Countywide, in meeting the needs of very low, and low, income families. Market trends for the past five years indicate that 65.2% of projected growth is in the unincorporated County. Thus, the County's responsibility is 65.2% of the 6,000 need (3,912), consistent with this report. By January, 1994, the County shall invest in the development of 12,000 new, and the preservation/rehabilitation of 3,648 units of decent, safe, and affordable housing. From 1994 through the year 2010, the need for additional affordable housing will be approximately 3,050 dwelling units per year or nearly 49,000 additional units by the year 2010.~~

The County through the **Department of Housing and Community Development,** shall provide ongoing implementation and monitoring of programs, and shall pursue and secure additional funding sources . The **Commission on Affordable Housing** shall have primary responsibility for evaluating programs, recommending policies and continuing to administer and maintain the Affordable Housing Trust Fund. These efforts shall be directed toward meeting the need projected by the Florida Department of Community Affairs, Affordable Housing Needs Assessments for unincorporated Palm Beach County, with attention to the needs of very low, and low income households in addition to special populations, including rural and farmworker households.

4. Added Table:

Unincorporated Cumulative Surplus/Deficit of Affordable Occupied Units by Income Category (households minus 1990 existing units, positive number means deficit of affordable units)

Income Categories	Owner-Occupied Units				Renter-Occupied Units			
	1995	2000	2005	2010	1995	2000	2005	2010
Very Low (50% of median)	24,219	32,436	39,540	46,651	11,177	14,023	16,582	18,995
Low (80% of median)	13,306	22,253	30,589	39,438	-4,036	-955	1,828	4,495
Moderate (120% of median)	5,348	18,811	31,497	45,029	-6,891	-2,662	1,183	4,886
Total	**42,873**	**73,500**	**101,626**	**131,118**	**250**	**19,593**	**19,593**	**28,376**

Source: Affordable Housing Needs Assessment, April, 1996, Florida Department of Community Affairs. Prepared by Shimberg Center for Affordable Housing, University of Florida.

ORDINANCE NO. 97-51

1995 Estimate of Migrant Workers and Migrant Workers Housing: Palm Beach County			
Total Migrant Workers	Demand: Migrant Workers & Household Members	Capacity: Migrant Worker Housing	Need: Capacity minus Demand
23,030	27,888	10,865	- 17,023

Source: Migrant Farmworker Housing Needs Assessment, April, 1997, Florida Department of Community Affairs. Prepared by Shimberg Center for Affordable Housing, University of Florida.

5. **New Policy 1.1-a:** For the period through 1999, Palm Beach County shall utilize the strategies identified in the Five-Year Consolidated Plan for Palm Beach County/Delray Beach Home Consortium to meet the need identified in the Consolidated Plan: 797 rental units annually, and 1,779 ownership units annually, with attention to the needs of very low, and low income households in addition to special populations, including rural and farmworker households.

6. **REVISE Policy 1.1-b ~~2-a~~:** ~~By January 1990, the County shall establish a Commission on Affordable Housing to report to the Board of County Commissioners. This~~ **The Commission on Affordable Housing** shall have responsibility for reviewing progress and making recommendations on affordable housing policies in the County through an annual report and special reports as needed on:

   1. an evaluation, reassessment and setting, of targets and yearly affordable housing priorities as they have been established in all County housing programs, including the federal subsidy programs, based on progress and revised estimates of projected demand;

   2. a proposal for adjustment to the programs, if necessary, based on the program's evaluation;

   3. recommendations on the utilization of economic solutions to address a portion of the affordable housing concerns;

   4. a progress report on responsibilities of the Commission of Affordable Housing established under the State Housing Initiative Partnership Program, the Robert Pinchuck Memorial Affordable Housing Trust Fund, and other responsibilities pursuant to the Affordable Housing Ordinance; and

   5. recommendations on any affordable housing related issues.

   The Commission on Affordable Housing shall continue to evaluate the County's progress in encouraging affordable housing for very low, low and moderate income persons. For this purpose, the Commission on Affordable Housing shall monitor and track the number and location of all affordable units being funded and built through all the County's housing programs. If, by July-1993~~8~~, it is determined by the **Commission on Affordable Housing** that the County has not achieved at least ~~8 percent progress (at the three million dollar funding level) or 40 percent~~ a 25 percent increase in the delivery of housing units affordable to very low, and low income persons, above the number delivered by **Housing and Community Development** in 1994 as measured by the CHAS Annual Performance Report and/or the Annual Consolidated Performance Report, then **the Commission on Affordable Housing** shall recommend by November 1, 1993~~8~~, alternative mandatory programs to increase the production of units required to meet the County's need , with attention to the needs of special populations, including rural and farmworker households. **The Commission** shall consider and make recommendations on mandatory programs if the Commission concludes such programs will increase the availability of very low and low income housing.

ORDINANCE No. 97-51

~~o needs assessment of housing by various types for very low, and low income families;~~

~~o goals, policies and delivery systems to appropriately address needs; and~~

~~o County Objectives and Policies as stated in this Element to evaluate and suggest appropriate alternatives.~~

~~The Commission shall be comprised of nine (9) community leaders to include:~~

~~-- One member who is actively engaged in the residential homebuilding industry;~~

~~--One member who is actively engaged in the banking or mortgage banking industry;~~

~~-- One member who is a representative of those areas of labor engaged in homebuilding;~~

~~-- One member who is designated as an advocate of low-income persons;~~

~~-- One member who is a provider of affordable housing;~~

~~-- One member who is actively engaged in the real estate professional; and~~

~~-- One member who is a provider of professional services relating to affordable housing;~~

~~-- One member who is a representative of a service organization working on behalf of persons with special housing needs; and~~

~~-- One member who is a representative of the Palm Beach County public school system;~~

~~-- Three (3) other members as determined by the Board of County Commissioners (BCC).~~

7. **NEW Policy 1.1-c: The Commission on Affordable Housing** shall continue to provide for the administration of local activities related to the State Housing Initiative Partnership (SHIP) program, and the Robert Pinchuck Memorial Affordable Housing Trust Fund.

8. **NEW Policy 1.1-d: The Department of Housing and Community Development** shall continue to provide for the administration of formula grants for the Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program and its related programs, and the Emergency Shelter Grant Program (ESGP).

9. **ADD Policy 1.1-e ~~3-d~~:** The ~~County~~ **Department of Housing and Community Development, the Commission on Affordable Housing,** private not-for-profit and for-profit agencies when warranted, shall pursue additional funding and utilize all available federal state and local programs and resources ~~sources of funding earmarked~~ to meet the housing needs of ~~for~~ very low and low income ~~housing~~ households, including rural and farmworker households.

10. **REVISE Policy 1.1-f ~~2-i~~:** The County shall continue to expand the housing stock through the ~~creation and implementation of the following programs by October 1, 1990~~ utilization of the **Affordable Housing Trust Fund** and other efforts to identify and secure additional funding sources; including:

    ~~1.~~ ~~Establishment of a~~ **The Affordable Housing Trust Fund** ~~that~~ will continue to provide subordinate below-market interest rate financing and/or grants for land acquisition, construction and other related costs for the development of affordable housing units ~~in the unincorporated area~~ countywide. The Fund will ~~also~~ continue to assist ~~non-profit~~ not-for profit facilitators with pre-development expenses associated with very low and low income housing development. Some disbursements from the

ORDINANCE NO. 97-51

Housing Trust Fund will be grants, but the majority of funds ~~will~~ should be revolving loans, with borrowers paying back into the trust; thereby ensuring a permanent source of financing. The County shall require that interest and loan principal repayments from Housing Trust Fund grants and loans be returned to the Housing Trust Fund.

~~2.~~ ~~The County shall, after a comprehensive analysis of blighted areas containing substandard housing, create redevelopment districts in accordance with Chapter 163, Part III, F.S. As part of this program, the County shall attempt to coordinate the formation of redevelopment districts in interested municipalities.~~

~~3.~~ ~~The County shall complete an investigation of a comprehensive regulatory reform to encourage the production of affordable housing for very low and low income families through revision of development codes, building regulations and the subdivision/planned unit development approval process. Upon completion of this investigation, those modifications determined to facilitate the construction of affordable housing shall be implemented within one year.~~

~~4.~~ **The Housing Trust Fund**, through the continuation of the **Hardship Fee Program**, and the **Rental Impact Fee Assistance/Competitive Program**, shall allow for the payment of Impact Fees for newly constructed housing units for very low and low income families.~~, and for the amortization of Impact Fee payments for newly constructed housing units for moderate-income families.~~ **The Housing Trust Fund** shall make payments directly to the appropriate Impact Fee Trust Funds when financing such Impact Fee payments.

~~5.~~ ~~By August 1990, the County shall complete a study with recommendations regarding a voluntary density bonus program for PUDs and other large developments that set aside a certain percentage of units for very low, and low income families.~~

The County shall continue to provide affordable housing utilizing t~~T~~he **Vvoluntary Ddensity Bbonus Pprogram (VDBP)** in accordance with Section 6.9 of the Unified Land Development Code, ~~would~~ which allows for an increase in permitted density in exchange for the construction of affordable housing on site or off-site; or a payment in-lieu-of construction of very low income housing units into the Housing Trust Fund; or a combination of construction and an in-lieu payment, ~~the voluntary payment by residential, commercial, and industrial development in exchange for greater density or intensity in specific projects. Voluntary payment on non-residential buildings will be calculated on a square foot basis and based upon an analysis of the number and types of jobs created at various income levels~~. Residential development participating in the program may ~~build affordable housing off site, or~~ pay a fee in-lieu-of construction into the **Housing Trust Fund**, on a per unit basis, equal to 1.2 times the ~~designated~~ housing unit's production cost. The program also includes an analysis of very low and low income household concentrations to assess the impact of the VDB. **The Planning Division** shall continue to be responsible for implementation of this program.

Development that is eligible for the voluntary density bonus must:

- be located within the Urban Service Area;
- demonstrate its ability to meet all concurrency requirements at the level of impact calculated at the "bonus" density or intensity; and
- ~~be located within a Housing Density Bonus receiving area developed pursuant to the TDR study; and~~
- demonstrate proximity to public transportation and employment opportunities;~~, and~~
- ~~be found consistent by the County Administrator or his designee, for consistency with this policy;~~

ORDINANCE NO. 97-51

The ~~Commission on Affordable Housing~~ Land Use Advisory Board shall be responsible for recommending the maximum density allowed under this program. ~~The recommendation must be made in a timely manner so that it can be utilized in the identification of receiving areas.~~ All VDBP petitions shall be approved, approved with conditions, or denied by the Board of County Commissioners.

~~6.~~ ~~The County shall inventory all surplus County-owned land and foreclosed properties that could be used for affordable housing provision and production and shall coordinate identification of such lands with municipalities, the Palm Beach County School Board, the South Florida Water Management District and other public land owners in Palm Beach County. The County will cooperate with the Florida Department of Community Affairs in its annual inventory of state-owned land available for affordable housing development.~~

~~The County shall make these lands available for affordable housing development and special needs housing, using a competitive Request for Proposal process. The County shall also provide direct land grants to private non-profit agencies.~~

~~The County shall make land available for exchange with developers and property owners, securing land for public purposes while offering exchange sites for affordable housing.~~

11. NEW **Policy 1.1-g: The Department of Housing and Community Development and the Commission on Affordable Housing** shall provide the ongoing monitoring and tracking of affordable housing units being funded and built through both County and private sector efforts, and the evaluation of progress being made in meeting the current and projected affordable housing need, including rural and farmworker households.

12. **REVISE Policy 1.1-h ~~1-a~~:** ~~Within the time frame provided by 163.3202(1), F.S., t~~ The County shall continue the review and streamlining as needed ordinances, codes, regulations ~~and~~ of the permitting process in order to ~~reduce~~ continue the reduction of excessive requirements and amend or add other provisions that increase private sector participation in adding to the supply of affordable housing pursuant to the requirements of Section 9J-5.010(3)(c)1. & 2., F.A.C., ~~in meeting all housing needs. The County shall implement further streamlining of the permitting system by September, 1991~~. The County shall consider its existing Affordable Housing Incentive Plan and designate the **Department of Housing and Community Development** as the lead agency, with **Planning Zoning and Building, the Commission on Affordable Housing, Engineering and other appropriate Departments** assistance.

13. **REVISE Policy 1.1-i ~~2-i, 6.~~:** The County shall inventory all surplus County-owned land and foreclosed properties that could be used ~~for~~ to promote affordable housing provision and production, ~~and~~ The **Property and Real Estate Management Division** shall coordinate identification of such lands with municipalities, the Palm Beach County School Board, the South Florida Water Management District and other public land owners in Palm Beach County, to produce a list of viable sites for affordable housing developments and special needs housing, including rural and farmworker households.. **The Commission on Affordable Housing** shall be responsible for the review of the inventory, and as part of their annual report the Commission will provide a list of viable sites. ~~The County will cooperate with the Florida Department of Community Affairs in its annual inventory of state-owned land available for affordable housing development.~~

~~The County shall~~ and make these lands available for affordable housing development and special needs housing, using a competitive Request for Proposal process. The County shall also provide direct land grants to private ~~non-profit~~ not-for-profit agencies.

The County shall make land available for exchange with developers and property owners, securing land for public purposes while offering exchange sites for affordable housing.

ORDINANCE NO. 97-51

14. **NEW Policy 1.1-j: Planning, Zoning and Building** shall establish a Task Force to establish principals and criteria to guide the location and development of single room occupancy units, including accessory apartments, as alternatives for affordable housing in the unincorporated County.

15. **REVISE Policy 1.1-k ~~1-c~~:** The County shall increase its effectiveness addressing Housing needs by:

- designating the **Planning, Zoning and Building Department** as the lead department for all data efforts for the Housing Element;

- ~~by December, 1997, complete a housing needs assessment using the "1994 Affordable Housing Study " as the basis for developing the methodology to determine current and future housing needs. The findings of the needs assessment should be used to update the Goals, Objectives and Policies and the Data and Analysis section beginning no later than the 98-1 plan amendment period;~~

- ~~creating an information dissemination program for all aspects of the housing delivery system including availability and location of affordable housing;~~

- ~~develop interlocal agreements with municipalities that will assist the County with the provision of affordable housing, pursuant to Policy 1-d of the Housing Element; and~~

- coordinating housing policy objectives with all County agencies, such as the **Department of Planning, Zoning and Building**; the **Department of Housing and Community Development**, the **Commission on Affordable Housing**; and the **Housing Finance Agency**, and designate the **Department of Housing and Community Development** as the lead agency for coordinating all housing efforts.

- The County shall also assist and encourage public/private partnerships with private community-based non-profit agencies and other private sector agencies that further County housing policy objectives, in order to improve cooperation among participants involved in housing production and to enhance the feasibility of producing and delivering affordable housing. The County could assists such agencies by paying administrative costs, by entering into joint ventures on land acquisition and by providing infrastructure.

16. **REVISE Policy 1.1-l ~~1-d~~:** ~~By 1995~~, Tthe ~~County~~ **Department of Housing and Community Development with the assistance of the Commission on Affordable Housing** shall ~~devise strategies whereby~~ continue to coordinate with the municipalities ~~shall~~, in the provision of affordable housing within their city limits, to assist the County with the provision of affordable housing pursuant to the requirements of Section 9J-5.010(3)(c)10., F.A.C.. Among the strategies to be explored are:

1. Tax abatements;

2. Provision of infrastructure for affordable projects by practices such as tax increment financing;

3. Conveyance of public property; ~~and~~

4. Payment into the County's Housing Trust Fund~~.~~ ; and

5. Incentives and interlocal agreements with municipalities that will assist the County with the provision of affordable housing.

The feasibility of these strategies shall be evaluated and recommendations made to the **Commission on Affordable Housing** by the **Department of Housing and Community Development.**

ORDINANCE NO. 97-51

17. **REVISE** **Policy 1.1-m** ~~**1-c, bullet 3:**~~ The **Department of Housing and Community Development** with the assistance of **Planning, Zoning and Building** shall provide for the coordination, outreach and ~~creating an~~ information dissemination ~~program for~~ of all aspects of the housing delivery system including availability and location of affordable housing.

18. **NEW** **Policy 1.1-n:** The **Commission on Affordable Housing,** with the assistance of the **Department of Housing and Community Development** and **Planning, Zoning and Building,** shall provide education-awareness programs so that the public can gain a better understanding of the need for affordable housing. These programs should also address residents' "nimbyism" and the negative public perception regarding affordable housing.

19. **REVISE Policy 1.1-o** ~~**2-h:**~~ ~~By January 1992, t~~ The County shall ~~develop~~ apply guidelines ~~for developers, owners, and tenants of publicly subsidized units developed for very low, low and moderate-income families~~ to preserve afford ability of affordable housing units by limiting the profitability of resale of ~~affordable~~ these units. This ~~could be~~ is accomplished by using conditions ~~clauses within the contract~~ that stipulate, "this unit can only be sold at a rate affordable for very low or low income households for a period of 10 years for ownership units and 15 years for rental units. After that time, it may be sold at market rate." Affordability shall also continue to be preserved through restrictions of rental rate escalation, conversions to non-rental use and income qualifications. The ~~guidelines~~ conditions shall continue to be subject to the review and approval of the Board of County Commissioners.

20. **REVISE Policy 1.1-p** ~~**2-d:**~~ ~~Within the time frame set forth in 163.3202(1), F.S., the Land Development codes~~ **Planning, Zoning and Building** shall ~~be amended~~ continue to ensure the Unified Land Development Code contains minimum standards and specifications for the construction of ~~allow~~ manufactured structures, mobile homes or buildings in residential zoning districts, and include supporting infrastructure and public facilities. ~~if they meet County Building Codes~~. To ensure the availability of adequate sites ~~M~~manufactured structures or buildings shall be permitted in all residential zoning districts, subject to the limitations set forth in the Land Use Element, and further restricted by the Palm Beach County Unified Land Development Code.

21. **NEW** **Policy 1.1-q: Planning, Zoning and Building,** and the **Engineering Department** shall provide for the continuation of the Traffic Performance Standards Methodology for affordable housing pursuant to the Transportation Element.

22. **NEW** **Policy 1.1-r: Planning, Zoning and Building** shall encourage through the development review process, affordable and public housing developments to include day care and adult care facilities, and basic accommodations for the provision of job training, empowerment training and entrepreneurial training programs.

23. **NEW** **Policy 1.1-s:** Utilizing the best available data for special needs population housing needs, such as the "Residential Survey Analysis Report," October, 1996, conducted by the Health and Human Services Planning Association, Inc., and the Department of Community Affairs, Affordable Housing Needs Assessment, April 1996, the County shall address special needs housing through the following:

    - the **Community Services Department** shall coordinate with the State of Florida Department of Children and Family Services to continue ongoing and establish new local programs providing financial assistance to private and non-profit sponsors to ensure that adequate group homes and foster care facilities are provided for County residents;

    - **The Department of Housing and Community Development** and **the Commission on Affordable Housing** shall continue to help address the county's special needs housing deficiencies by establishing policies and procedures that will provide continued financial assistance to proposed eligible housing projects that will produce shelter and homeownership opportunities to the: disabled; elderly; farmworker; lower-income; and single-parent headed households. Special Needs housing and services shall remain of the highest priority in Housing and Community Development's Five Year Consolidated Plan. Also, the Commission on Affordable

Housing shall market its available housing assistance to include housing opportunities for all eligible special needs individuals and households.

- **The Department of Housing and Community Development, the Commission on Affordable Housing** and **the Community Services Department** shall provide technical assistance to not-for-profit housing agencies and service provision agencies that provide services and/or housing to special needs households. Such technical assistance shall enable those housing agencies and service providers to locate suitable state, federal and charitable funding sources and make appropriate applications for funding. Local funding sources shall continue to include the Community Development Block Grant (CDBG) program, the Home Investment Partnership Program, the Emergency Shelter Grant Program (ESGP), the State Housing Initiative Partnership (SHIP) program, and the Robert E. Pinchuck Memorial Affordable Housing Trust Fund. The above mentioned county agencies shall also continue to directly apply for state and federal special needs housing funds when warranted. These programs shall provide assistance to individuals and/or households including the: disabled; elderly; homeless; and farmworkers.

- provide coordination and outreach with agencies involved in the development of housing for all special needs populations, including rural and farmworker populations;

24. **RELOCATE** ~~**Policy 1-b:** By September 1990, Palm Beach County shall locate, identify and evaluate all historically significant housing properties associated with the archeological, architectural, historical, engineering and cultural development of the unincorporated portion of Palm Beach County through a historic sites survey, and list the sites in the Florida Master Site File (FMSF). (Historic Preservation Element: Policies 1 and 2)~~

25. **DELETE** ~~**Policy 2-b:** The County shall classify affordable housing as a growth-related need.~~

26. **RELOCATE** ~~**Policy 2-e:** The County shall coordinate housing policy objectives with all County agencies, such as the Department of Planning, Zoning and Building; the Division of Housing and Community Development; and the Housing Finance Agency. The County shall also assist and encourage private community-based non-profit agencies and private sector agencies that further County housing policy objectives. The County could assists such agencies by paying administrative costs, by entering into joint ventures on land acquisition and by providing infrastructure.~~

27. **RELOCATE** ~~**Policy 2-f:** The County shall encourage public/private partnerships to improve cooperation among participants involved in housing production to enhance the feasibility of producing and delivering affordable housing.~~

28. **RELOCATE** ~~**Policy 2-j:** The Commission on Affordable Housing shall continue to evaluate the County's progress in encouraging affordable housing for very low, low and moderate income persons. If, by July 1993, it is determined by the Commission on Affordable Housing that the County has not made at least 8 percent progress (at the three million dollar funding level) or 40 percent (when the revenue from the documentary stamp tax is placed in the Housing Trust Fund) in the delivery of housing units affordable to very low, and low income persons, then the Commission on Affordable Housing shall recommend by November 1, 1993, alternative mandatory programs to increase the production of units required to meet the County's need.~~

~~The Commission shall consider and make recommendations on mandatory programs if the Commission concludes such programs will increase the availability of very low and low income housing. The Commission shall consider recommendations on Inclusionary Zoning which address:~~

ORDINANCE NO. 97-51

- ~~the minimum size development to which Inclusionary Zoning provision will apply;~~

- ~~the percentage of very low and low income housing units that shall be provided;~~

- ~~the opportunities for providing very low and low income housing units off-site;~~

- ~~the provision for a payment of a fee "in lieu of" and inclusion of a fee rate structure;~~

- ~~the provision of additional density bonuses for developments that are subject to Inclusionary Zoning;~~

- ~~the use of affordable housing credits to be applied to future developments;~~

- ~~the provision for using any "in lieu of fees" within the same school district or other criteria that are jointly prepared in consultation with the School Board.~~

~~The Commission report on an Inclusionary Zoning program may include recommendations as to the phasing in of an Inclusionary Zoning program over a maximum of a three-year period.~~

29. **DELETE** ~~**Policy 2-k:** If by October 1992, the County has not obtained the authority to impose a Documentary Stamp Tax, the Commission on Affordable Housing shall prepare a report and make recommendations to the County regarding a Linkage Fee Program. The Commission on Affordable Housing report shall be presented to the County by January, 1993.~~

~~The Commission's report and recommendation on Linkage Fees shall, at a minimum, address:~~

- ~~the minimum size development that will be subject to Linkage Fees;~~

- ~~the types of development that will be subject to Linkage Fees;~~

- ~~the fee schedule by size, type and location of development;~~

- ~~the option to directly provide very low and low income housing in lieu of payment of Linkage Fee;~~

- ~~the option for increased intensity of development when additional Linkage Fee are provided.~~

~~The Commission's report on a Linkage Fee program may include recommendations as to the phasing in of a Linkage Fee Program over a maximum of a three-year period.~~

30. **DELETE** ~~**OBJECTIVE 3 The Housing Trust Fund**~~

~~Recognizing that direct financial assistance is necessary to stimulate the production of required affordable housing units, the County will develop new financial resources to create a Housing Trust Fund for the construction of very low, low and moderate income housing. The County shall establish dedicated sources of revenue to provide an annual capital contribution to the Housing Trust Fund equal to a minimum of one million dollars toward the total cost of producing those housing units needed by very low, and low income families. Additional funding sources to be secured pursuant to **Policy 3-a** through **3-d** shall be used toward meeting the affordable housing needs established in the text of the Housing Element. The following are the designated sources of funds for the Housing Trust Fund:~~

31. **DELETE** ~~**Policy 3-a:** The County shall make every effort to secure the adoption of legislation by the Florida Legislature that would permit the County to enact a surtax on documentary stamps in the amount of 55 cents of each $100 in real estate transactions to be dedicated to growth-related needs. The County will enact such a surtax as soon as it is permitted by the Legislature, with a minimum of 40 percent dedicated to the Housing Trust Fund.~~

32. **DELETE** ~~**Policy 3-b:** The County shall place all funds collected from the Affordable Housing Linkage Fee Program into the Housing Trust Fund.~~

33. **DELETE** ~~**Policy 3-c:** The County shall place into the Housing Trust Fund all funds collected from the ""payment in-lieu-of" provisions of the Voluntary Density Bonus Program and the Inclusionary Zoning program.~~

ORDINANCE NO. 97-51

34. **DELETE** ~~**Policy 3-d:** The County shall pursue federal sources of funding earmarked for very low and low income housing.~~

35. **DELETE** ~~**Policy 3-e:** The County, through the State Department Sur Tax Stamp, shall provide funding to the Housing Trust Fund for the construction of housing for persons of very low, low and moderate income.~~

36. **DELETE** ~~**OBJECTIVE 4 Substandard Housing and Relocation**~~

~~By January 1991, Palm Beach County shall implement a program to reduce existing substandard housing by 2.9 percent annually through rehabilitation and code enforcement and shall work toward further reduction of substandard housing by the year 2010. The County shall facilitate the relocation of very low and low income families whose homes have been demolished by the County.~~

37. **REPLACE** **OBJECTIVE 1.2** **Substandard Housing**

The County shall provide for the elimination of substandard housing through code enforcement and shall establish principles to guide housing conservation, rehabilitation and demolition.

38. **REVISE Policy 1.2-a** ~~**4-a:** Within the time frame provided by 163.3202(1), F.S., the County shall inventory the entire unincorporated area to define areas of substandard housing. The County shall update the inventory annually and establish a data base to track code enforcement complaints.~~ The County shall provide for increased code enforcement activities and designate the **Code Enforcement Division** responsible for the following:

    1. Provide annual inspections of the housing stock in the County's most blighted unincorporated neighborhoods where code violations are most prevalent; and

    2. Provide for continued special concentrated code enforcement activities such as "target area programs" and the utilization of the "Community Support Team", where warranted.

39. **NEW Policy 1.2-b: The Department of Housing and Community Development** with the assistance of the **Code Enforcement Division** and the **Commission on Affordable Housing,** shall maintain an ongoing record of the number and the location of substandard housing units being rehabilitated and brought to standards. An annual report shall be prepared which summarizes these activities, assesses whether existing substandard housing conditions are being reduced and revisits and reassesses the setting of biannual goals/targets for reducing existing substandard housing units.

40. **REVISE Policy 1.2-c** ~~**4-b:** By September 1991, the County shall establish an annual inspection program in areas with regular code enforcement problems and complaints. Landlords violating these codes will be fined, and dilapidated units will be demolished.~~

41. **REVISE Policy 1.2-d** ~~**4-c:** The County shall coordinate activities designed to eliminate or rehabilitate substandard housing stock through analysis of relevant data and information on existing housing conditions and the implementation of appropriate rehabilitation and preservation programs.~~ The County shall ~~seek~~ provide for the input and assistance of private, ~~non-profit~~ not-for-profit community-based organizations and other private interests to coordinate activities designed to eliminate or rehabilitate substandard housing stock. ~~in this effort~~, and shall encourage ~~attempt to form~~ public/private partnerships to accomplish this objective. The County shall target these activities within its most blighted districts. The **Commission on Affordable Housing** and the **Department of Housing and Community Development** shall participate in these activities to ensure adequate completion of this task. ~~Up to $1 million of ad valorem tax dollars will be available to assist in the rehabilitation of substandard housing stock occupied by very low and low income families.~~

42. **REVISE Policy 1.2-e** ~~**4-e:** By September 1991, t~~ The County shall ~~establish a licensing procedure~~ continue to permit~~, on a demonstration basis,~~ mixed-use and other innovative reuses, including single room occupancies (SRO's) of the existing housing stock that result in the removal of substandard housing units.

ORDINANCE NO. 97-51

43. **REVISE Policy 1.2-f ~~4-f~~:** The County shall ~~promote~~ facilitate quality affordable housing, through stabilization of neighborhoods and identification and improvement of ~~the redevelopment and rehabilitation of~~ existing housing and neighborhoods, including those of historical significance, through rehabilitation and adaptive reuse strategies, in order to increase affordable housing stock. ~~to provide Palm Beach County with a consistently sound, safe, decent and sanitary housing stock.~~

44. **REVISE Policy 1.2-g ~~1-b~~:** ~~By September 1990, Palm Beach County~~ **Planning, Zoning and Building,** shall continue to locate, identify and evaluate ~~all~~ additional historically significant housing properties associated with the archeological, architectural, historical, engineering and cultural development of the unincorporated portion of Palm Beach County through ~~a~~ the update of its historic sites survey, and list the sites in the Florida Master Site File (FMSF). ~~(Historic Preservation Element: Policies 1 and 2~~

45. **NEW Policy 1.2-h: The Department of Housing and Community Development** shall continue to pursue federal and state funding, including CDBG funds, for the rehabilitation or demolition of substandard housing. Allocation of funds from the Housing Trust Fund should also be provided.

46. **RELOCATE ~~Policy 4-d:~~** ~~The County, within its Community Development Block Grant (CDBG) areas, shall provide a replacement unit for every dilapidated structure occupied and/or owned by persons of very low or low income that is demolished by the County, and shall assist in the relocation of displaced persons as funds are available. Up to $1 million will be available from ad valorem tax revenue and other sources, through the Affordable Housing Trust Fund, to assist in the replacement and relocation of those persons of very low and low income families outside of the CDBG target areas. The County shall require developers to facilitate the relocation of very low and low income families displaced by a proposed project.~~

47. **DELETE ~~Policy 4-g:~~** ~~By September 1992, Palm Beach County will adopt policies and procedures for implementation of an adaptive reuse program for the purpose of rehabilitating substandard housing.~~

48. **ADD OBJECTIVE 1.3** **Relocation Housing**

The County shall provide for relocation housing and minimize the displacement of very low and low-income households.

49. **REVISE Policy 1.3-a ~~4-d~~:** The County, within its **Community Development Block Grant (CDBG) areas**, and to the extent required by regulations of the funding sources being utilized (CDBG and/or HOME), shall provide a replacement unit for every dilapidated dwelling unit that is demolished by the County, and shall assist in the relocation of displaced persons as funds are available. The County shall pursue all available sources of funding to assist in the relocation of those persons of very low and low income. ~~Up to $1 million will be available from ad valorem tax revenue and other sources, through the Affordable Housing Trust Fund, to assist in the replacement and relocation of those persons of very low and low income families outside of the CDBG target areas. The County shall require developers to facilitate the relocation of very low and low income families displaced by a proposed project~~

50. **NEW Policy 1.3-b:** The County shall require that developers, following development approval, facilitate the relocation of very low and low income families displaced by a proposed project, through, at a minimum, the provision of information on available, affordable units in the area, to the displaced very low and low income households and service agencies.

51. **DELETE ~~III DATA AND ANALYSIS~~**

~~A. Residential Growth Trends~~

ORDINANCE NO. 97-51

~~The rapid and sustained growth of housing units in Palm Beach County since 1970 is shown in Table 1.~~

~~TABLE 1~~
~~TOTAL HOUSING UNITS AND OCCUPIED HOUSING UNITS BY YEAR~~
~~PALM BEACH COUNTY~~

Year	Total Housing Units	Percent Change	Occupied Housing Units	Percent Change
1970	141,232	-	123,347	-
1980	295,664	109	234,339	90
1985	366,500	24	298,054	27
1987	408,200	11	326,560	10

~~SOURCES: U.S. Census of Housing, 1970, 1980.~~
~~Estimates by Reinhold P. Wolf Economic Research, Inc., and Zaremba Management Service, Inc., 1985, 1987.~~

~~The average annual rate of increase in housing units between 1970-80 was 10.9 percent, and the increase was 5.1 percent between 1980 and 1987, both significant rates of increase. Examination of residential building permits issued shows a decline in the early 1980s but an increase since 1983. Building permits also show that 58.7 percent of new residential construction is found in unincorporated Palm Beach County versus 41.3 percent in municipalities. Since 1983, more than 60 percent of the total housing permits have been issued for multi-family units.~~

~~B. Housing Stock Characteristics~~

~~While rental units can play a significant role in providing affordable housing in the County, data suggest that in recent decades a smaller percentage of total housing needs are being met through rental units. Table 2 shows a detailed analysis of past housing t~~

~~TABLE 2~~
~~PALM BEACH COUNTY HOUSING CHARACTERISTICS~~
~~1960, 1970, 1980~~

	1960	% of Total	1970	% of Total	1980	% of Total
Total Housing Stock			141,232	100.0%	295,664	100.0%
Year-Round Housing Stock	89,396		134,919	95.5%	286,598	96.9%
Vacant for Sale	2,533	2.8%	1,587	1.2%	5,022	1.8%
Vacant for Rent	3,757	4.2%	4,874	3.6%	6,134	2.1%
Vacant Other*	4,726	5.3%	5,323	3.9%	41,103	14.3%
Total Occupied Units	78,380	87.6%	123,347	91.4%	234,339	81.8%
Owner-Occupied	49,301	62.9%	83,405	67.6%	171,736	73.3%
Renter-Occupied	29,079	37.1%	39,942	32.4%	62,603	26.7%
Year-Round Unit by Type						
Single-Family Units	61,375	68.7%	84,871	62.9%	141,600	49.4%
Multi-Family Units	25,360	28.4%	44,335	32.9%	130,656	45.6%
Manufactured Buildings or Structures	2,661	3.0%	5,713	4.2%	14,528	5.1%

ORDINANCE NO. 97-51

~~* This category includes rented or sold units awaiting occupancy and vacant units held for occasional use. In 1980, 26,587 units (65 percent) of "other vacant" were held for occasional use.~~

~~NOTE: Year-round Housing Stock is calculated as a percentage of Total Housing Stock. The rest of the percentages are calculated as a percentage of Year-round Housing Stock.~~

~~SOURCES: U.S. Bureau of Census, 1980~~
~~Zaremba Management Services, Inc.~~

~~Table 2 shows a decrease in the percentage of renter-occupied housing units and a decrease in the percentage of units vacant for rent in 1980. A percentage of vacant rental units under five percent indicates a shortage in the rental market. The general trend is toward construction of more multi-family units. This percentage increased from 28.4 percent in 1960 to 45.6 percentin 1980. This increasing trend is expected to continue in the future due to the greater increase of construction costs of single family housing units relative to multi-family units.~~

~~The inventory of mobile home parks in Palm Beach County shows that in 1987, 170 mobile home parks existed in Palm Beach County with a total of 20,858 available spaces. The vacancy rate in mobile home parks is less than 2.5 percent. There are only a few co-op parks or mobile home condominiums in the County. The majority of parks are mobile home rental parks.~~

~~TABLE 3~~
~~HOUSING UNITS BY TENURE~~
~~FOR PALM BEACH COUNTY~~
~~AND THE UNINCORPORATED COUNTY~~
~~1980~~

	PBC	% of Total	Unincorp County	% of Total	Unincorp as % of Tot. PBC
~~Total Housing Units~~	~~295,664~~	~~100.0~~	~~107,828~~	~~100.0~~	~~36.0~~
~~Year-Round Housing Units~~	~~286,598~~	~~96.9~~	~~103,996~~	~~96.4~~	~~36.0~~
~~Total Occupied Housing Units~~	~~234,339~~	~~79.3~~	~~83,668~~	~~77.6~~	~~36.0~~
~~Owner-Occupied Housing Units~~	~~171,736~~	~~58.1~~	~~68,078~~	~~63.1~~	~~40.0~~
~~Renter-Occupied Housing Units~~	~~62,603~~	~~21.2~~	~~15,590~~	~~14.5~~	~~25.0~~
~~Seasonal~~	~~9,066~~	~~3.1~~	~~3,918~~	~~3.6~~	~~43.0~~
~~Vacant~~	~~52,259~~	~~17.7~~	~~20,215~~	~~18.7~~	~~39.0~~
~~Vacant, For Sale~~	~~5,022~~	~~1.7~~	~~2,209~~	~~2.0~~	~~44.0~~
~~Vacant, For Rent~~	~~6,134~~	~~2.1~~	~~1,601~~	~~1.5~~	~~26.0~~
~~Vacant, Held for Occasional Use~~	~~26,587~~	~~9.0~~	~~8,702~~	~~8.1~~	~~33.0~~
~~Vacant, Other~~	~~14,516~~	~~4.9~~	~~7,722~~	~~7.2~~	~~53.0~~

~~SOURCES: 1980 Census of Population and Housing-compiled in November, 1987, Florida State University, Census Data Service~~

~~In 1980, approximately 36 percent of all housing units were located in the unincorporated area of the County. The unincorporated County has a higher share of owner-occupied housing and a smaller portion of renter-occupied units than the County as a whole.~~

~~Fifty percent of all vacant housing units in the entire County and 43 percent in the unincorporated County are held for occasional use. These are homes held for weekend or other occasional use throughout the year. Shared ownership or time-sharing condominiums are also classified as held for occasional use. Homes reserved by their owners as second homes fall into this category, although some second homes may be classified as seasonal. Although a significant amount (nine percent) of this type of housing exists in the County, it does not reduce the demand for permanent housing.~~

ORDINANCE NO. 97-51

~~C. Rental Housing~~

~~As shown in Table 2, in Palm Beach County only 2.1 percent of the housing units are vacant for rent. This figure is 1.5 percent for the unincorporated portion. These figures are below the normal vacancy rate of five percent of rental apartments, indicating a shortage in rental housing. Since most of the low and moderate income households are in the rental market, it also shows the shortage of affordable units for families. There is a great need for rental units in the entire County and especially in the unincorporated County.~~

~~The 1986 Tax Reform Act reduced some of the tax incentives to build rental apartments, and there has been a marked decrease in the construction of rental units. Table 4 presents the growth of rental units in Palm Beach County.~~

~~**TABLE 4**~~
~~**HISTORICAL AND FORECASTED GROWTH OF RENTER HOUSEHOLDS IN PALM BEACH COUNTY**~~

	1970	1980	1985	1990	1995	2000
Number of Renter Households	39,942	62,601	77,605	94,617	108,189	120,676
Percentage Change	---	56.7	24.0	21.9	14.3	11.5
Percent of Total Housing Units	25.7	21.2	21.2	21.2	21.2	21.2

~~SOURCE: Reinhold P. Wolf Economic Research, Inc. Report on the Need for Low income Multi-Family Rental Housing Units, State of Florida, 1986.~~

~~Rental housing stock had its largest percentage increase of 56.7 percent between 1970 and 1980; growth from 1980 to 1990 is projected to be 51.1 percent. The respective average annual increases in rental units between 1970-80 and 1980-85 were 2,256 and 3,000. While the supply of rental units has been increasing, the number of rental units as a percentage of the total housing stock has decreased from 1970 to 1980.~~

~~There are a total of 9,160 rental units with subsidies in Palm Beach County. These units were built with the intention of housing low to moderate-income individuals varying from the elderly to migrant laborers. Some subsidized rental units in Palm Beach County, despite their initial intent, are still unaffordable for even the moderate-income group. The only criterion upon which the rental scale is based is maximum income level, and it is not related to monthly rent. In these cases even though they use subsidies, actual rent is higher than a normal market rent and is not affordable to low and moderate income households. More strict conditions/criteria need to be applied to subsidized rental units.~~

~~D. Income Characteristics~~

~~The maximum income for low income families in Palm Beach County in 1985 was $16,150. In the same year, the actual number of low income renter households was 20,410 or 26.3 percent of total renter households. Table 5 shows the 1985 distribution of low income renter households by income.~~

ORDINANCE NO. 97-51

~~TABLE 5~~
~~DISTRIBUTION OF~~
~~INCOMES OF LOW INCOME RENTER HOUSEHOLDS~~
~~IN PALM BEACH COUNTY, 1985~~

~~Low income Renter Households~~

~~Income Range~~	~~Percentage~~	~~Number~~	~~Cumulative %~~
~~Under $5,000~~	~~18.3~~	~~3,735~~	~~18.3~~
~~$ 5,000 - 7,499~~	~~12.9~~	~~2,633~~	~~31.2~~
~~$ 7,500 - 9,999~~	~~13.3~~	~~2,715~~	~~44.5~~
~~$10,000 - 14,999~~	~~46.4~~	~~9,470~~	~~90.9~~
~~$15,000 - 16,150*~~	~~9.1~~	~~1,857~~	~~100.0~~
~~Totals~~	~~100.0~~	~~20,410~~	

~~Median Income of Low income Renter Households: $10,592~~
~~*1985 maximum income level of low income households.~~

~~SOURCE: Report on the Need for Low income Multi-Family Rental Housing Units, Reinhold P. Wolf Economic Research, Inc., 1986~~

~~The economy in Palm Beach County has been strong and improving since 1980 (*Palm Beach County Economic Base Study*, CH2M Hill, 1986). In addition, there has been a marked improvement in the Countywide household income distribution during this period. The percentage of households with an income of less than $25,000 decreased between 1980 and 1986 from 70 percent to 46 percent of the total households in Palm Beach County, as shown in Table 6.~~

~~TABLE 6~~
~~HOUSEHOLD INCOME IN PALM BEACH COUNTY~~
~~1980 - 1986~~

~~Income Group~~	~~# of Households 1980~~	~~% of Total~~	~~# of Households 1985 (est.)~~	~~% of Total~~	~~# of Households 1986 (est.)~~	~~% of Total~~
~~less than $9,999~~	~~66,178~~	~~28~~	~~59,611~~	~~20~~	~~49,405~~	~~15~~
~~$10,000 to $14,999~~	~~38,602~~	~~16~~	~~35,766~~	~~12~~	~~32,069~~	~~10~~
~~$15,000 to $24,999~~	~~61,324~~	~~26~~	~~71,533~~	~~24~~	~~66,610~~	~~21~~
~~$25,000 to $49,999~~	~~53,250~~	~~23~~	~~98,358~~	~~33~~	~~111,816~~	~~35~~
~~over $50,000~~	~~14,976~~	~~6~~	~~32,786~~	~~11~~	~~62,923~~	~~19~~
~~Total~~	~~234,330~~	~~100~~	~~298,054~~	~~100~~	~~322,823~~	~~100~~

~~SOURCE: U.S. Bureau of the Census, 1980; CACI-Federal, Inc. 1986~~

~~The increased number and percentage of households in 1986 earning more than $25,000 per year also positively affects the median household income figure for the County. The median income in 1970 was $9,000; in 1980 it was $16,665. The 1986 estimate shows a median income of $27,460, which represents an 11 percent annual increase from the 1980 figure. The median household income for 1987 was estimated at $32,400, and for 1988, at $34,700.~~

~~The increase in median income is not an accurate indicator of the ability to afford housing at the lower income levels. Between 1970 and 1980 the percentage of all occupied housing units below~~

ORDINANCE NO. 97-51

the poverty level doubled from 13 percent to 26 percent. Among renter-occupied housing units, the percentage below the poverty level increased from 7 percent to 19 percent.

E. Affordable Housing

The growth that has taken place in the past decade has put enormous pressure on housing. The County's population between 1970 and 1985 increased by 104.5 percent, causing a demand for all types of housing and increasing the prices impacting the lower income group. An average of 6,000 affordable new housing units per year in the unincorporated area and the 23 municipalities which have entered into interlocal agreements will be needed to satisfy the very low and low income and 15 percent of the moderate-income household demand over the next seven years.

In many cities, the construction of housing for all income groups is left to the private sector. However, when low to middle income households are not served well by the private sector, it is traditional for the public sector, where possible, to step in to fill the void. Since housing is the largest single item in the family budget, the provision of publicly subsidized housing is very expensive, and local resources have only had a limited impact in addressing housing needs. Federal funds have historically supplied the bulk of low income housing assistance to be applied at the local level.

The Department of Housing and Urban Development (HUD) funds for housing assistance have been cut more deeply than any other urban program. Since 1981, the appropriated budget for low income housing assistance has been cut by more than 74 percent, from $31 billion in Fiscal Year 1981 to $7.8 billion in Fiscal Year 1988. According to the Congressional Research Service, the number of federally assisted housing units has fallen from 326,000 units of annual production in 1978 to 95,000 units of annual production in 1987. Thus far the responsibility for affordable housing has rested on the shoulders of municipal, county and state government.

The outlook for a return of large-scale increases in federal housing subsidies is strongly constrained by the huge national deficit. Therefore, the amount of public housing likely to be built is severely limited.

Local programs to address affordable housing are implemented within Palm Beach County Housing and Community Development (HCD). Descriptions of those programs are as follows:

The Housing Rehabilitation Program - provides financial assistance for low and moderate income families whose homes require repair to meet the County's Minimum Housing Code. The program is open to families residing in the unincorporated area of the County or one of its twenty-three (23) participating municipalities. HCD administers this program, and funds are provided by the U.S. Department of Housing and Urban Development (HUD) through its Community Development Block Grant (CDBG) program.

Housing Relocation Program - provides for relocation payments and assistance to persons displaced as a result of CDBG activities, including but not limited to acquisition, code enforcement, rehabilitation, and demolition in Target Areas. A determination of housing conditions is made by Code Enforcement; where economically feasible, the unit is rehabilitated. If a unit is determined to be substandard and it is economically infeasible to rehabilitate the unit, then the occupants/owners will be relocated and provided with replacement housing.

Rental Rehabilitation - is designed to provide owners of rental property with financial assistance to complement private sector resources. Repairs and improvements are made on rental units serving low and moderate income population. CDBG funds are used to leverage these monies.

Section 8 Housing Program - is the federal government's major operating program for assisting lower income families to secure decent, safe and sanitary housing. The Section 8 program is the most widely used housing assistance program in Palm Beach County. Under the Rental Assistance portion of this program, low income families are issued a Certificate of Family Participation by the Palm Beach County Housing Authority. The Certificate will enable the families to "shop" for a rental unit. When a certified family finds a housing unit which meets program requirements and if the owner is willing to participate in the Program, a lease will be signed between the owner and the family. A Housing Assistance Payment Contract will be executed between the landlord and the Housing Authority. The contract will provide a monthly payment to the owner to make up the difference between the rent paid for by the family and the contract rent for the home. The tenant

~~will pay no more than 25 percent of his or her income for rent. Section 8 also includes a moderate rehabilitation program and a new construction program.~~

~~**Section 202 Housing Program** - provides direct federal loans to assist private non-profit corporations and consumer cooperatives in the development of new or substantially rehabilitated housing and related facilities to serve elderly, physically handicapped, or developmentally disabled adults. The program is administered by private non-profit sponsors, such as NOAH (Neighbors Organized for Adequate Housing), receiving HUD funds. HCD assists these programs by providing funds for site improvements.~~

~~**Urban Homestead Program** - under the Urban Homestead Program, HCD acquires title to vacant, unrepaired single-family homes located in Redevelopment Target Areas and offers them via lottery to qualified Palm Beach County residents for $10.00 plus the cost of rehabilitation.~~

~~**Nehemiah Homeownership Program** - under this local homeownership program, single-family homes are made affordable by writing-down the cost of the mortgage by $15,000. This program is very important in dealing with the uniqueness of the Glades area. This $15,000 is in the form of a "forgiven loan."~~

~~**Pocket of Poverty Program** - is a pilot state program whose aim is to provide funds for the rehabilitation, replacement and construction of low-cost farmworker housing.~~

~~**Local Lotsteading Program** - under HCD's Lotsteading Program, those families who are: 1) displaced by HCD demolition activities; and 2) those displaced that are eligible under the Farmworker Housing Program, are eligible for an assistance package of cash payments (up to $4,000) and a single-family lot so that these individuals could achieve "homeowner" status.~~

~~The 1986 Tax Reform Act removed the effective incentives for private sector construction of low and moderate income housing. The State of Florida recognized the acute need for affordable housing, especially for service industry workers, by passing House Bill 1454, with annual authorization of $14.4 million for the State Apartment Incentive Loan Program. This bill for housing assistance was signed into law on July 6, 1988. The bill also authorized $5.1 million for emergency aid and other help for the homeless.~~

~~It is very difficult to acquire land for affordable housing in Palm Beach County. Much of the land located west of the Florida Turnpike is what the County calls "uncommitted land". It is the area of the County that is less densely developed. Much of it has been restricted by the Comprehensive Plan to agricultural and conservation areas in order to protect the economically important agriculture industry and environmentally sensitive resources.~~

~~Housing costs are continually driven upward by the cost of land in Palm Beach County. Where demand is high for land, as in Palm Beach County, the price of a 60 by 100-foot lot may increase by 50 percent within one or two years.~~

~~Simultaneously, wages rise at the rate of five percent per year. Income is not rising at a rate that keeps up with the cost of housing. Therefore, the amount needed to subsidize the gap between income and housing costs continues to expand. Existing resources of both state and local government are currently overwhelmed by the size of this gap. The old tools of providing a 20 percent or even 40 percent reduction in the cost of housing to low and moderate income households can not work when the gap becomes too large between housing/land costs and income.~~

~~**F. Housing Construction Cost**~~

~~The average cost of building a single family unit rose from $39,765 in 1980 to $72,459 in 1986, an increase of 82 percent or an average annual increase of 14 percent. The construction costs for multi-family units in the same period rose from $29,980 to $36,333, an increase of 21 percent or 3.5 percent annually, as shown in Table 7.~~

ORDINANCE NO. 97-51

~~TABLE 7~~
~~AVERAGE COST OF HOUSING CONSTRUCTION 1980-1988~~
~~FOR THE UNINCORPORATED COUNTY~~

	Single-Family Average Cost($)	Multi-Family Average Cost($)
1980	39,765	29,980
1981	46,374	30,326
1982	50,313	32,783
1983	59,559	31,119
1984	66,470	35,483
1985	67,438	36,758
1986	72,459	36,333
1987	86,669	54,093
1988	92,549	45,783

~~SOURCE: Palm Beach County Department of Planning, Zoning and Building Year-to-Date Building Permit Analysis 1980 - 1986~~

~~The increase in the construction costs for multi-family units is relatively small. Lower income households are finding less opportunities for not only affordable single family housing, but for affordable multi-family housing as well.~~

~~The median price of housing units rose from $17,400 in 1970 to $55,300 in 1980 (U.S. Census of Population and Housing), $83,000 in 1985 (Sun-Sentinel 1/15/86) and $99,000 in 1987 (the Palm Beach Post 11/14/87). If the price of housing units continues to increase at past rates without corresponding to increases in household incomes, the lower income groups will continue to be priced out of the market.~~

~~The gap between household income and housing cost for low and moderate income families is getting wider. Many factors have contributed to the increasing prices of housing units. One of the main factors is the price of land. Methods such as land banking by the County could help with future housing for low and moderate income families by holding down land costs. To make housing more affordable, there should also be greater emphasis on employment opportunities to increase the family income.~~

~~**G. Substandard Housing Conditions**~~

~~Many lower income households, in order to make housing affordable, crowd together in small, less expensive units or pay a higher percentage of their income for adequate housing. This "pooling" very often results in substandard conditions. Others choose to move into badly deteriorated housing which may be detrimental to their health and safety.~~

~~In Palm Beach County, a structure is classified as substandard if there are housing conditions that do not meet applicable state or local housing codes or do not meet the Section 8 Housing Quality Standards for Existing Housing contained in 24 CFR 882.109.~~

~~The 1987 Housing Draft Data Report of the Palm Beach County Planning Division, based on the United States Department of Housing definition, uses the following criteria to define substandard housing:~~

- ~~Units lacking complete plumbing facilities;~~
- ~~Units where there are more than 1.01 persons per room; and/or~~
- ~~Units lacking complete kitchen facilities.~~

~~**H. Inventory of Substandard Housing**~~

ORDINANCE NO. 97-51

~~In 1985, the Palm Beach County Housing and Community Development Division (HCD) conducted a windshield survey to determine the number of substandard housing units in need of rehabilitation or demolition. The areas selected for the survey were either one of HCD's Neighborhood Strategy Areas (NSAs) or Code Enforcement Areas (CEAs).~~

~~Of the total 21 NSAs and CEAs, 10 are located in the unincorporated County. In these 10 selected areas, there were an estimated 1,252 total housing units, of which 626 were estimated to be substandard. Four hundred and sixty-seven or 75 percent of these substandard units were single family and manufactured structures or building units and 159 or 25 percent were multi-family units. Eighty-one substandard units required demolition and 545 units needed rehabilitation.~~

~~In 1985 within the unincorporated County, there were an estimated 162,034 housing units, 3,842 (2.4 percent) of which were estimated to be of substandard condition. Three thousand three hundred and fifty-eight of these substandard units needed rehabilitation, and 483 units needed demolition.~~

~~**I. Migrant and Farmworker Housing**~~

~~Although usually not addressed in many market studies, the condition of housing is of special concern in the Glades area, particularly Belle Glade and the surrounding area. It is assumed that people would move from a substandard unit into an adequate unit if there was little rent difference between the two and that the distance between employment, shopping, and religious institutions was not too great from the adequate unit.~~

~~According to the City of Belle Glade's 1979 Comprehensive Plan, approximately 49% of the City's housing units were substandard. At least one-third of these substandard units were classified as dilapidated and unfit for human habitation.~~

~~Although a more recent citywide survey has not been performed, City of Belle Glade staff completed a survey of the Neighborhood Strategy Area (NSA) in 1985. The NSA is located in the center of the City and is approximately 154 acres in size. The survey stated that 97% of the year-round multi-family housing units and 65% of the single-family housing units were substandard (violating municipal electrical, plumbing, and structural codes). Also, 10% of the multi-family units and 17% of the single-family units were labeled unfit for human habitation.~~

~~This area contains the worst housing in Belle Glade, although there are areas within a five-mile radius of the center of the City which contain high proportions of substandard units (i.e., South Bay and Raderville). It is Palm Beach County Housing and Community Development's hope to relocate many of the residents living in this NSA.~~

~~The success of new rental developments will be improved with an active code enforcement program to eliminate dilapidated units within the Market Area. Otherwise, lower rents charged for dilapidated units could results in a low occupancy rate for any new housing development. It is assumed that unless the rents between the dilapidated units and new development are relatively equivalent, tenants in the dilapidated unit may desire to remain in the unit due to lower rents charged.~~

~~Over the past several years, there have been a number of accomplishments by the City of Belle Glade in pursuit of providing affordable housing. The accomplishments consist of single-family and multi-family housing, and include a joint effort of the public, private and non-profit sectors.~~

~~The City of Belle Glade's code enforcement staff has aggressively condemned and demolished dilapidated housing units. City staff has also been working with Palm Beach County Housing and Community Development to provide housing rehabilitation and relocation assistance to lower income residents.~~

~~A joint effort by the City, County, and private developer has resulted in the construction of 22 single-family homes. This program, named the Nehemiah Homeownership Program, has been instrumental in achieving a major goal of homeownership.~~

~~The NOAH Development Corporation, a non-profit organization, will be constructing a 144 multi-family unit complex on N.W. 8th Street. NOAH Development corporation has received tax exempt bond monies from the Palm Beach County Housing Finance Authority, as well as funds from Palm Beach County Housing and Community Development for land acquisition. As with the Nehemiah~~

~~Homeownership Program, all units will be reserved for low and moderate income families. Both projects will allow farmworkers, given their low income levels, housing at affordable rates.~~

~~NOAH, Inc., another non-profit organization and predecessor to the NOAH Development Corporation, has been active in community organization and housing management of smaller units. The organization is presently seeking to construct a family/infant care facility and has applied to HUD for a Section 202 Elderly/Handicapped housing grant.~~

~~The Belle Glade Housing Authority has also been active in providing additional adequate housing opportunities to area farmworkers. The Housing Authority is constructing 100 new housing units to replace older units.~~

~~The most recent housing project to the Belle Glade area is the Palm Glades Project. The City of Belle Glade served as the applicant for this 384 multi-family unit project to be constructed north of State Road 80. The City received a $5.66 million grant from HUD's Urban Development Action Grant (UDAG) program. This grant was provided as a low interest loan to the developer of the project, the Briscoe Company. The loan repayments will be used for other lower income housing projects. Palm Beach County also committed a low interest loan of $5.7 million to the developer for the project.~~

~~As evidenced, the provisions of lower income housing in the City of Belle Glade for farmworkers has been impressive over the past several years. Only through the joint efforts of a multitude of sectors has the opportunity for affordable, safe, and adequate housing been made possible. However, the City still has a long way to go in solving many of its housing needs.~~

~~1. City of Belle Glade - though restricted by a small tax base, the City can continue to pursue an aggressive code enforcement program. The City can also establish the already discussed tax increment financing and Housing Trust Fund. The City will also be receiving repayments from the Palm Glades UDAG project to expend on future community redevelopment projects.~~

~~2. Belle Glade Housing Authority - the Housing Authority should continue to seek funding through the Farmers Home Administration Farm Labor (514/516) Program to increase the stock of affordable housing to farmworkers.~~

~~3. Nehemiah Homeownership Program - the County funding for the Nehemiah Homeownership Program has been successful. The City should request additional funding for this program.~~

~~4. NOAH Development Corporation - the City of Belle Glade should continue to work with the NDC to ensure completion of the 144 unit Heritage Village project.~~

~~5. NOAH, Inc. - NOAH, Inc., has displayed its effectiveness at the grassroots level. Its commitment to increasing the quality of life for Bell Glades resident is apparent in issues ranging from housing to infant and family care.~~

~~6. Palm Beach County Housing and Community Development (HCD) - HCD has been operating in the Glades area since 1977. This organization should continue to provide comprehensive street improvements within the Belle Glade NSA. The agency should also continue to expend funds for rehabilitation, relocation assistance, and demolition of dilapidated structures. The City and HCD should coordinate efforts to acquire federal, state, and local housing funds. Since 1979, a cumulative total of $17,783,841 has been spent for housing or housing-related services in the Glades.~~

~~7. U.S. Department of Housing and Urban Development (HUD) - HUD programs can be utilized in providing farmworker housing. The first type is the UDAG project.~~

~~Another source of HUD financing is the Housing Development Grant (HoDAG) program. Although Belle Glade is not an eligible area, the City could apply for such funding through the program's Special Housing Need criteria. The program can provide up to one-half of a project's cost. The project can be used for new construction or rehabilitation, however, it cannot exceed 200 rental units.~~

ORDINANCE NO. 97-51

~~A third source of HUD funding is the Rental Rehabilitation program. These funds are administered through HCD and can be utilized with CDBG funds to provide low interest loans to owners of substandard rental property whose tenants are of lower income.~~

~~J. Group Homes and Foster Homes~~

~~It is important to provide sufficient and appropriate group and foster homes. Generally these facilities are operated by private and/or non-profit sponsors and are licensed by the Florida Department of Health and Rehabilitative Services (HRS). Each home has a contract with HRS that is usually renewed annually. If a home condition does not comply with the HRS rules and regulations, its contract may be cancelled at any time.~~

~~The following types of group and foster homes exist in Palm Beach County:~~

- ~~Foster Care Facility ;~~
- ~~Group Home Facility ;~~
- ~~Rehabilitation Home Care ;~~
- ~~Developmental Service Program , and~~
- ~~Adult Congregate Living Facility .~~

~~These group and foster homes provide the following services for children, youth, families, and the elderly:~~

- ~~Emergency Shelter Homes (neglected and abused children);~~
- ~~Runaway Centers;~~
- ~~Emergency Shelter Facilities (larger facilities serving abused and neglected adolescents);~~
- ~~Therapeutic Group Homes;~~
- ~~Therapeutic Foster Homes;~~
- ~~Maternity Homes;~~
- ~~Aging and Adult Services;~~
- ~~Group Resident Child Care;~~
- ~~Resident Treatment Center;~~
- ~~Prevention Connection;~~
- ~~Development Services Foster Homes, and~~
- ~~Development Services Group Homes.~~

~~Only a few adult congregate living facilities are designed for middle and upper income retirees. The rest are provided at no cost by governmental agencies and non-profit organizations.~~

~~In 1987, approximately 5,748 persons in the entire County were living in 65 adult congregate-living facilities. There were approximately 825 people living in 270 group and foster homes. According to the Office of License and Certification there is an increasing demand for licensing of more congregate living facilities, perhaps due to the large percentage of those 60 years and older, live-ins, and migrants to Palm Beach County.~~

ORDINANCE NO. 97-51

[6] **~~K. Dispersal/Concentration of Very-low and Low Income Households:~~**

~~In June, 1994, a report entitled *PBC Affordable Housing Study* was presented to the *Committee on Affordable Housing* to assist them in meeting their obligations under *Objective 2, Affordable Housing*, of this Element. [By reference, that *Study* is a background document for this Element.] One of the components of the *Study* resulted in a determination of the percentage of various household income levels within the study's seventeen (17) study areas. From that data, the Planning Staff in 1996 has created a map which classifies the 17 study areas as being either: (a) having more than its share of households of low and very-low income; (b) less than its share; (c.) balanced; or balanced but with a higher incidence of owner-occupied low and very-low income households.~~

~~The initially adopted Policy 2-g of this Element called for a program to disperse the concentration of lower income households by encouraging the equitable geographic distribution of affordable housing. A program for partial achievement of that objective exists in the provisions of the Voluntary Density Bonus (VDB) program which was created subsequent to adoption of the 1989 Plan. Another way to achieve such "equitable geographic distribution" is through the addition of market rate units to areas of high concentration of lower income households. To advance this later concept, modifications were made to Policy 2-g in Amendment Round 96-1.~~

~~IV. PROJECTION OF FUTURE HOUSING NEEDS~~

~~Most of the future growth will occur in the unincorporated portion of the County. Table 8 shows the projections of housing needs for the unincorporated portion of the County.~~

~~TABLE 8~~
~~TOTAL HOUSING UNITS~~
~~1988-BUILDOUT~~

~~Year~~	~~Unincorporated Palm Beach County~~
~~1988~~	~~194,748~~
~~1995~~	~~254,731~~
~~2010~~	~~356,025~~
~~Buildout~~	~~390,107~~

~~SOURCE: Palm Beach County Planning Division. Staff projection, 1988.~~

~~The projected increase in unincorporated housing during 1988-1995 is 30 percent. Between 1988 and 2010, the number of units will increase by 82 percent and from 1988 through Buildout, the number of housing units will increase by 100 percent. These increases translate to an average annual growth rate of 6.0 percent, 4.7 percent and 2.0 percent in each time period. This reflects the assumption that as the County matures, the rate of increase will decrease. Based on past trends, future projections assume that the mix of 60 percent multi-family, 35 percent single-family and five percent mobile homes will prevail in the County. This assumption needs to be re-evaluated with each update of the Housing Element to account for changes in economic and housing market conditions.~~

~~Recognizing the number of units in approved residential development, and the projected need for housing, future housing types in various time intervals and additional land requirements have been determined. Total housing need takes into account vacancy allowance, demolition of dilapidated housing units,and conversion (Table 9).~~

ORDINANCE NO. 97-51

~~TABLE 9~~
~~PROJECTED HOUSING~~
~~UNINCORPORATED COUNTY~~

Year Unincorp	PBC Pop	Housing Units	Total Housing Units	Add'l Housing Units	Multi Family	Single Family
1988		361,239	194,748	N/A	113,672	81,076
1995		471,402	254,731	59,983	138,693	116,038
2010		782,799	356,025	161,278	171,971	184,052
Buildout		857,609	390,107	195,360	177,121	212,984

1. Overall multi-family density is 3.21 units/acre.
2. Overall single family density is 1.43 units/acre.
3. Overall mobile home density is 6.39 units/acre.

SOURCE: Staff estimate based on the information from the Palm Beach County Planning Division, 1988.

~~TABLE 10~~
~~PROJECTION OF SELECTED HOUSING CHARACTERISTICS~~
~~1988 - BUILDOUT~~

	1988 Unin.	1995 Unin.	2010 Unin.	Buildout Unin.
Total Housing Units	194,748	254,731	356,025	390,107
Owner Occupied H.U.	122,653	160,461	222,264	245,864
Renter Occupied H.U.	29,003	38,205	52,920	58,539
Seasonal	5,841	7,641	10,584	11,708
Vacant	36,991	48,393	73,332	74,149
Low income Rental	7,593	9,934	13,760	15,220
Low income Multi-Family	4,101	5,364	7,431	8,219
Rental				
Low income Multi-Family Rental, Elderly	1,763	2,307	3,195	3,534
Low income Multi-Family Rental, Non-Elderly	2,337	3,058	4,236	4,685

SOURCE: Palm Beach County Staff projection based on 1980 U.S. Census of Population and Housing and "The Palm Beach County Quarterly Housing Report, Reinhold P. Wolf Economic Research, Inc. 1986, 1987."

These projections indicate a growing need for rental units affordable to low- income families. These units should be of sufficient quality to last a long time rather than to provide a short-term housing remedy that may cause future slums and requires high maintenance costs and frequent replacement.

ORDINANCE NO. 97-51

~~V. PLAN SUMMARY~~

~~Palm Beach County is fortunate to possess a total of 2,023 square miles of land area. An abundance of vacant developable property still exists within 10 miles of the Atlantic Ocean which can be equipped with urban facilities and services and developed for future housing. Unfortunately, low and moderate income families often find the high cost of vacant land prohibitive. The cost of land is the main factor contributing to the high cost of the housing units in Palm Beach County. The median price of a home rose from $17,400 in 1970 to $55,300 in 1980 and $99,000 in 1987. Although the median income in the County increased, it did not increase at the same rate as housing prices. The outlook for affordable housing for low and moderate income families is not promising.~~

~~One solution to the high cost of land considered by the Governor's Growth Management Advisory Committee is the use of density bonuses. They can be an effective voluntary program when made available to the private sector. Density bonuses allow for increases in density, above applicable zoning, for approval of PUDs or other large developments that set aside a concomitant percentage of housing for very low and low income persons. The units set aside for very low and low income residents can be constructed with no land costs and nominal site development costs, thereby allowing the units to be affordable while maintaining an architectural and structural integrity consistent with the market rate units.~~

~~The rapid population growth in the last two decades has put an enormous strain on housing. Housing construction, especially affordable housing, has not kept pace with the population increase. Private developers are very active in Palm Beach County and produce various types of new housing as the market demands for middle and upper income households.~~

~~Public sector involvement is needed to guide and set requirements for the private sector to ensure provision of adequate and safe housing for low and moderate income households. According to the Palm Beach County Housing and Community Development Division, the State of Florida has never made a real financial commitment to the development of affordable housing. The percentage of the federal budget set aside for low income housing has been reduced drastically. Since 1981, the budget for the Department of Housing and Urban Development has been reduced by over 71 percent. The responsibility for affordable housing has, in effect, been transferred to local government.~~

~~Several agencies in the County are working to relieve some of the housing problems; unfortunately, there is no coordination of their activities. The first step toward solving the problem of affordable housing is to coordinate such efforts, eliminate duplication and encourage participation. Emphasis needs to be placed on strategies for providing affordable housing for low and moderate income households. In order to provide safe, adequate and affordable housing, the County shall pursue the following program:~~

~~1. Adopt the Goal, Objectives and Policies of the Housing Element, which include positive actions by the County for addressing housing needs, such as:~~

~~a. Establishment of a Commission on Affordable Housing and Housing Trust Fund;~~

~~b. Review of Zoning and Building Codes and regulations on a periodic basis to ensure housing is addressed for special needs (i.e., elderly and handicapped) and to remove unnecessary regulations which result in added costs to the consumer;~~

~~c. Provision for the transfer of payment from the Housing Trust Fund to pay impact fees for very low and low income housing units in order to keep housing costs affordable;~~

~~d. Encouragement of educational programs designed to inform low income families of rehabilitation techniques, home and yard maintenance and available housing subsidies and assistance programs;~~

[1] ~~e. Direct involvement in financing, acquisition, construction, rehabilitation, maintenance and redevelopment of dwelling units in conjunction with the private~~

~~sector through the Department of Housing and Community Development, Housing Authorities, Housing Finance Authority and Farmer's Home Administration;~~

~~f. Acquisition of federal or state-owned land and for affordable housing for low and moderate income households;~~

~~g. Development of a consolidated information package on affordable housing for public information and interagency coordination purposes;~~

[1] ~~h. Promotion of and provision of incentives for construction of rental housing units for all income groups, especially for very low, and low income families, since the majority of very low and low income families are in the rental market; and~~

[1] ~~i. Implementation of a Voluntary Density Bonus Program and consideration of a mandatory Inclusionary Zoning Program to produce housing units that are affordable to very low and low income households.~~

~~2. Coordinate efforts of all housing agencies. Establish effective mechanisms to eliminate duplication, to combine resources and require cooperation to address organizational structure, staffing and efficiency.~~

~~3. Concentrate efforts on the establishment of statistical research and a data base system concerning the County's housing data, especially in the areas of migrant and farm workers, substandard housing, seasonal fluctuation, average income, housing value, rent, need for affordable housing, and other pertinent housing data.~~

J:\COMMON\PLANNING\CURRENT\AMEND\97-2\BCCADPT\ORDINANC\HOUSING.EXH

ORDINANCE NO. 97-51

B. **Land Use Element**, revisions to reflect EAR Based revisions, additions, and deletions to the Housing Element.

TEXT REVISIONS: Objective 3.2 (Page 18)

OBJECTIVE 3.2 Affordable Housing and Renewal of Sub-Standard Areas

~~In order to achieve redevelopment and renewal of blighted areas consistent with the Housing Element, Objective 2, by January 1999, the County shall encourage investment in the development of 12,000 decent, safe and affordable new housing units and the preservation/rehabilitation of 3,648 units of decent, safe housing units.~~

~~As required by Objective 4 of the Housing Element, the County shall implement a program to reduce existing substandard housing by 2.9 percent annually through rehabilitation and code enforcement and shall work toward further reduction of substandard housing by the year 2015.~~

In order to provide for affordable housing and the renewal of sub-standard areas, Palm Beach County shall implement Objectives 1.1 and 1.2, and associated policies, of the Housing Element.

November 18, 1997
J:\COMMON\PLANNING\CURRENT\AMEND\97-2\BCCADPT\ORDINANC\HOUSING.EXH

ORDINANCE NO. 97-51